

# MAYOR & COUNCIL AGENDA COVER SHEET

**MEETING DATE:**

June 16, 2003

**RESPONSIBLE STAFF:**

**Daniel Janousek, Long Range  
Planning**

**AGENDA ITEM:**

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing
	Historic District
	Consent Item
	Ordinance
<input checked="" type="checkbox"/>	Resolution
<input checked="" type="checkbox"/>	Policy Discussion
	Work Session Discussion Item
	Other:

**PUBLIC HEARING HISTORY:**

(Please complete this section if agenda item  
is a public hearing)

Introduced	
Advertised	4-30-2003
	5-7-2003
Hearing Date	5-19-2003
Record Held Open	6-10-2003
Policy Discussion	6-16-2003

**TITLE: Policy Discussion**

**SDP-03-002, Amendment to SDP-L6 from City of Gaithersburg City Park to Montgomery County Public Schools Middle School Site.** The subject property is located at 1200 Main Street, Lakelands, Parcel 512 and a portion of Parcel P455 and is bordered by Main Street and Bright Meadow Lane. The subject property consists of approximately 8.11 acres of land and is zoned MXD (Mixed Use Development).

**SUPPORTING BACKGROUND:**

Attached are additional exhibits received since the joint public hearing on May 19, 2003, and prior to the closing of the City Council's record on June 10, 2003. These are listed in bold type on the Index of Memoranda.

At their meeting of June 4, 2003, the Planning Commission recommended approval of this SDP amendment to the Mayor and City Council with seven (7) conditions. Exhibit 31 contains the Planning Commission's recommended conditions as stated in their CPC memorandum.

The City Attorney has reviewed the resolution of adoption.

**DESIRED OUTCOME:**

**Adopt Resolution.**

**SDP-03-002**  
**Amendment to SDP L-6**  
**Quince Orchard Middle School**  
**1200 Main Street**

**Index of Memoranda**  
**Updated 6/10/03**

Number	Exhibit
1.	Site Plan Application dated April 11, 2003
2.	Site location map
3.	Site Plan and Elevations
4.	Request to the <i>Gaithersburg Gazette</i> to advertise Joint Public Hearing in the April 30, 2003, and May 7, 2003 issues
5.	Notice of Joint Public Hearing sent to <i>Gaithersburg Gazette</i> on April 24, 2003
6.	Notice of Public Hearing
7.	Agreement made July 16, 2001, between The Board of Education of Montgomery County and the City of Gaithersburg with exhibits
8.	Minutes of the June 18, 2001, Surplus Land Hearing Concerning the Transfer of Approximately Ten Acres of City Property Known as Lakelands Park to Montgomery County Public Schools for Use as a Middle School Site
9.	Resolution R-43-01 authorizing the City Manager to negotiate and execute an agreement with Montgomery County Public Schools (MCPS) to transfer approximately ten acres of City parkland to MCPS for use as a middle school site dated May 21, 2001
10.	Resolution R-42-01 authorizing the City Manager to negotiate and execute a contract to purchase approximately 7.5 acres of land at the intersection of Maryland Route 28 and Edison Park Drive dated May 21, 2001
11.	Resolution R-61-00 granting approval for Schematic Development Plan SDP-L6, known as Lakelands Subdivision Phase Two dated August 7, 2000
12.	Resolution R-62-00 granting approval of Road Code Waiver RC-26 dated August 7, 2000
13.	Letter of Transmittal dated April 17, 2003 from ADTEK Engineers, Inc. re-filing development documents
14.	Letter from Jennifer Russel, Director of Planning and Code Administration, dated April 11, 2003, to Mr. Richard Hawes, Director, Division of Construction, Montgomery County Public Schools, describing the need for a Schematic Development Plan amendment
15.	Cover sheet and sheets 2, 3 and 4 of land use plan for Schematic Development Plan SDP-L6, Lakeland Subdivision Phase 2
16.	Letter of Transmittal dated April 11, 2003 from ADTEK Engineers, Inc. filing development documents

17. Letter from Jim Arnoult , Director of Public Works, Parks Maintenance and Engineering, dated March 18, 2003, to Mr. Mark X Burke, Director, Division of Construction, Montgomery County Public Schools, regarding stormwater management and site grading.
18. City Council Agenda Cover Sheet, May 19, 2003
19. City Council Agenda, May 19, 2003
20. Preliminary Plans Presentation, MCPS, November, 2002
21. Feasibility Sketches, 2001
22. Staff Analysis
23. Memorandum from MCPS to stakeholders, October 9,
24. 2002Design Review, DPZ, May 28, 2003
25. E-mail from Sherille Ismail, May 29, 2003
26. Transcript of Joint Public Hearing on SDP-03-002, May 19, 2003
27. City Council Minutes, May 19, 2003
28. Takoma Park Middle School Photos
29. Letter from JoAnn Schimke, President, West Riding Citizens Association
30. E-mail from Michael Fox, June 10, 2003
31. Planning Commission Communication, June 10, 2003.

CITY OF GAITHERSBURG  
31 South Summit Avenue

MAYOR AND COUNCIL  
RESOLUTION TO APPROVE  
SCHEMATIC DEVELOPMENT PLAN SDP-03-002,  
AN AMENDMENT TO SCHEMATIC DEVELOPMENT PLAN SDP-L6  
FROM CITY OF GAITHERSBURG CITY PARK TO  
MONTGOMERY COUNTY PUBLIC SCHOOLS MIDDLE SCHOOL SITE,  
LOCATED AT 1200 MAIN STREET, 8.11 ACRES,  
IN THE MIXED USED DEVELOPMENT (MXD) ZONE  
GAITHERSBURG, MARYLAND.

**SDP-03-002**

OPINION

This proceeding constitutes an action pursuant to §24-160D of the Zoning Ordinance (Chapter 24 of the Gaithersburg City Code) which permits the Mayor and City Council to review and approve a schematic development plan in the MXD (Mixed Use Development) Zone; and further, §24-160D.10 and 24-160D.11 in which the Mayor and City Council may approve an amendment to a schematic development plan, consistent with the procedures for amendment of optional method plans as provided in §24-198(c) of the City Code.

The subject property, Parcel 512, and a portion of Parcel 455, is located at 1200 Main Street, Gaithersburg, Maryland, in the MXD (Mixed Use Development) Zone.

OPERATIVE FACTS

A joint public hearing was held on schematic development plan SDP-03-002 on Monday, May 19, 2003, before the Mayor and City Council and Planning Commission. This plan is an amendment to schematic development plan SDP-L6 approved on August 7, 2000. The hearing had been advertised in the *Gaithersburg Gazette* on April 30, 2003 and May 7, 2003, with the required parties given notice and the property posted per §24-196 of the City Code.

The Mayor and City Council and Planning Commission has reviewed the amendment to the schematic development plan submitted by the applicant and the evidence of record.

The subject parcel is in Lakelands, located at 1200 Main Street, bordered by Main Street and Bright Meadow Lane, and consists of approximately 8.11 acres of land.

The Schematic Development Plan, as submitted, requested a change in land use from City of Gaithersburg City Park to a Montgomery County Public Schools Middle School Site.

This SDP amendment submission is a conditional requirement of an agreement dated July 16, 2001 between The Board of Education of Montgomery County and the City of Gaithersburg.

In August of 2000, the Mayor and City Council adopted Resolution No. R-61-00 approving Schematic Development Plan SDP-L6, identified as Lakelands Subdivision Phase Two. SDP-L6 included single family detached dwelling units, townhouses, cottage units and a religious facility. SDP-L6 also included a 20 acre City park with a community recreation center comprised of a clubhouse, park, gym, and in-door aquatic center.

On October 17, 2000, the Superintendent of Schools for Montgomery County received a report from a Site Selection Advisory Committee that recommended two sites for a new middle school. One of the sites is located in Lakelands and is the subject of this SDP amendment.

Subsequent to the Site Selection Committee recommendation, The Board of Education of Montgomery County (Board) requested that the City provide a school site on a portion of the Lakelands Park property owned by the City. An agreement was executed on July 16, 2001 between The Board of Education of Montgomery County and the City of Gaithersburg for the acquisition of part of the park land by the Board. The agreement stipulated that an amended Schematic Development Plan was to be filed with the City for a new middle school site. The agreement also outlines general criteria for joint use of the City's ball fields (in the Lakelands Park), that need to be finalized prior to the issuance of occupancy permits. There are several other items in the agreement pertaining to the coordination of rough grading, use of the school gymnasium and summer camp use.

The proposed building's basic form is the same as other planned and constructed middle schools within the Montgomery County Public School system. The architecture was modified to be compatible with architectural styles found in Kentlands and Lakelands. Based on City Staff meetings with the architects, it should be noted that the architects completed an exhaustive review of existing and planned architecture in Kentlands and Lakelands.

The building is red brick with pre-fabricated metal cornices. The building includes tower elements. A canopy will hang over the main entrance on the east elevation, and a large pediment on the east elevation identifies the main entrance side of the building. The plan includes a complete landscape plan.

At the May 19, 2003 Joint Public Hearing, the Planning Commission voted unanimously to close their record in ten days, on May 30, 2003, and the City Council voted unanimously to close their record in twenty-two days, on June 10, 2003.

The Planning Commission, at their regular meeting of June 4, 2004, reviewed the complete record and voted to recommend approval of SDP-03-002 to the City Council with seven (7) conditions as stated in Exhibit 31 of the record.

## FINDINGS

The City Council has reviewed the evidence of record in Schematic Development Plan SDP-03-002 per §24-160 D.10 and agrees with the findings and recommendations of the City Planning Commission and accordingly finds:

1. The development plan is in accordance with the Agreement made July 16, 2001, between the Board of Education of Montgomery County and the City of Gaithersburg.
2. The plan meets or accomplishes the purposes, objectives and minimum standards and requirement of the MXD zone as stated in §24-160 D.1. The architectural features are compatible with the adjacent development in the Kentlands and Lakelands communities, and the project provides a necessary public facilities element to the adjacent communities.
3. The plan will be internally and externally compatible and harmonious with existing and planned land uses in the area in terms of the nature and use and its interrelationship with residential and recreational units within the Lakelands area. Further, a high concentration of students walking to this school and the use of school buses will minimize impacts to traffic facilities.
4. The adjacent property owners had input to the plan and their suggestions will be considered in the final site plan review.
5. The existing public facilities are not adequate to service the proposed development. However, improvements to existing public facilities to be funded by MCPS will make public facilities adequate in terms of the development's impact on public water and sewer facilities and transportation facilities.
6. The completion of this plan is in the public interest due to the demonstrated need for an additional middle school to serve student populations from the newly developed adjacent residential communities.

## CONCLUSION

Upon consideration of all the evidence pertaining to Schematic Development Plan SDP-03-002, an amendment to SDP-L6, the City Council concludes that the applicant has met the burden of proof that Schematic Development Plan SDP-03-002 meets the requirements of the MXD zone.

SCHEMATIC DEVELOPMENT PLAN (SDP-03-002)

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Gaithersburg, on June 16, 2003, that Schematic Development Plan SDP-03-002 is hereby approved subject to the following conditions:

1. Final elevations are to be approved by the Planning Commission;
2. Plan is to comply with the July 16, 2001, agreement between the Board of Education of Montgomery County and the City of Gaithersburg;
3. Landscape plan is to be further refined by the applicant to improve the visual appearance of the site from Main Street;
4. Applicant is to indicate the number of employees for the school during final site plan submission;
5. Applicant is to develop a traffic safety plan to be submitted to DPWPM&E;
6. Site plan is to be submitted the Kentlands Citizens Association and the Lakelands Community Association before submission of a final site plan;
7. Applicant is to work with staff to address resolution of comments submitted in letter dated May 28, 2003, by DPZ Architects in addition to those raised during the site plan review process and;
8. Applicant is to provide funds for improvements to Lake Placid for stormwater management.

ADOPTED by the City Council of the City of Gaithersburg on the 16th day of June, 2003.

THIS IS TO CERTIFY that the foregoing resolution was adopted by the City of Gaithersburg Mayor and City Council in a public meeting assembled on the 16th day of June 2003.

\_\_\_\_\_  
David B. Humpton  
City Manager

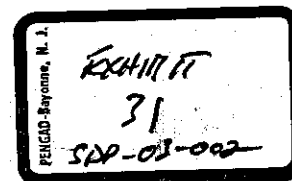
**COMMUNICATION: PLANNING COMMISSION****MEMORANDUM TO:** Mayor and City Council**VIA:** David Humpton, City Manager**FROM:** Daniel Janousek, Planner**DATE:** June 10, 2003

**SUBJECT:** SDP-03-002 -- Amendment to approved Schematic Development Plan SDP-L6 from City of Gaithersburg City Park to Montgomery County Public Schools School Site in accordance with §24-160D.11 and §24-198(c) of the City Code. The subject property is located at 1200 Main Street, Lakelands, Parcel 512 and a portion of Parcel P455, bordered by Main Street and Bright Meadow Lane. The subject property consists of approximately 8.11 acres of land and is zoned MXD (Mixed Use Development).

At its regular meeting on June 4, 2003, the Planning Commission made the following motion:

Commissioner Bauer moved, seconded by Winborne, to recommend SDP-03-002 for APPROVAL to the Mayor and City Council, with the following conditions:

1. Final elevations are to be approved by the Planning Commission;
2. Plan is to comply with the July 16, 2001, agreement between the Board of Education of Montgomery County and the City of Gaithersburg;
3. Landscape plan is to be further refined by the applicant to improve the visual appearance of the site from Main Street;
4. Applicant is to indicate the number of employees for the school during final site plan submission;

Planning Director Jennifer Russel



5. Applicant is to develop a traffic safety plan to be submitted to DPWPM&E;
6. Site plan is to be reviewed by the Kentlands Citizens Association and the Lakelands Community Association before submission of a final site plan; and
7. Applicant is to work with staff to address resolution of comments submitted in letter dated May 28, 2003, by DPZ Architects in addition to those raised during the site plan review process.

Vote: 4-0 (Absent: Hicks)

**Dan Janousek - Lakelands Middle School - Request for Sunlight Study**

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**From:** "Michael Fox" <foxy@nortelnetworks.com>  
**To:** "djanousek@ci.gaithersburg.md.us" <djanousek@ci.gaithersburg.md.us>  
**Date:** 06/10/2003 9:24 AM  
**Subject:** Lakelands Middle School - Request for Sunlight Study

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Dear Mr. Janousek,

Thank you for discussing the proposed plans for the Quince Orchard Middle School in the Lakelands community with me a few days ago. As we discussed, I own a house across the street from the proposed school - 709 Bright Meadow Drive - located on lot 15LL.

There are a few things that concern us regarding the new plans of the building. Our main concerns are the increased traffic that will be on Bright Meadow Drive due to moving the bus loop and the potential impact to sunlight that will reach the houses on our block during the late afternoon hours.

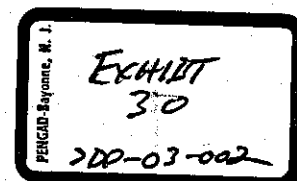
When we purchased our house, the plans showed the proposed building recessed from the intersection at Bright Meadow Drive and Main Street by a parking lot. Also, one entrance to the bus loop and parking lot was to be on Main Street and the other was to be on Bright Meadow Drive.

We have two requests for the planning committee based on the new plans:

1. A sunlight study should be performed with the new building plans to demonstrate to us that the houses on our block will still receive sunlight in the afternoon.
2. We want to know if there are any proposals to widen Bright Meadow Drive to accommodate the increased traffic from having both the entrance and exit to the school bus loop and parking lot, or some other traffic management plan to reduce the traffic on Bright Meadow Drive.

Thank you for discussing these matters with me and for forwarding our requests to the planning commission.

Michael and Sherry Fox  
709 Bright Meadow Drive  
Gaithersburg, MD 20878



Dan J.

# West Riding Citizens Association

P.O. Box 3901, Gaithersburg, MD 20878

May 21, 2003

## MEMORANDUM

To: City of Gaithersburg Mayor and Council  
City of Gaithersburg Planning Commission

From: JoAnn Schimke, President

Subj: Quince Orchard Middle School #2



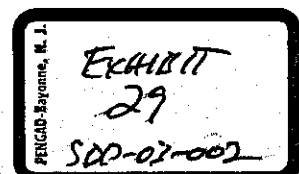
The approval for the construction of Quince Orchard Middle School #2 has been met with great joy by many people. With the rapid growth that Gaithersburg and Germantown has experienced over the last ten years, the need for this new school has been overwhelming. I want to personally thank all of you who have supported the construction of this school and tell you "good job!"

However, I was very dismayed to read the attached article from the May 21st edition of the *Gaithersburg Gazette*. It gave the impression that the school could be possibly delayed due to the "significant amount of work needed on the plans". I understand that the plans must be approved by both the Planning Commission and Council before construction can begin. However, it is important that we keep the process moving forward so that construction can begin this July. Montgomery County Public Schools told us two years ago that the school's design would be similar to Takoma Park Middle School. Therefore, the design presented at the City Council meeting on May 20th should not have come as a big surprise to anyone.

Good luck with your meetings as you work with MCPS and interested citizens. Hopefully, when the process is over, everyone will feel that a quality school design has been approved!

### Attachment

cc: Mr. Dan Davies, Northwest High School PTSA President  
Ms. Tami Fries, Northwest Cluster Coordinator  
Mr. David Humpton, City Manager  
Ms. Carole Kunze, Northwest Cluster Coordinator  
Mr. Mark O'Connor, Quince Orchard Cluster Coordinator  
Ms. Jill Purdy, Ridgeview Middle School PTSA President  
Ms. Argyle Read, Quince Orchard High School PTSA President  
Mr. Al Schwartz, Area 3 Vice-President  
Mr. Mike Sesma, Kingsview Middle School PTSA President



# Architect unveils middle school plan

by Sean Sedam  
Staff Writer

A three-story building at the intersection of Main Street and Bright Meadow Drive in Lakelands will be the second middle school in the Quince Orchard High School cluster.

Citizens got their first look Monday at plans for the proposed middle school during a meeting of the Gaithersburg City Council.

The building will house one grade

on each level, each with its own science labs, with a media center on the middle level.

While the building's address is listed as 1200 Main St., there was not sufficient room to face its main entrance toward Main Street, said architect Don Porter. Instead, the main office, lobby and horseshoe driveway for buses face Bright Meadow Drive.

The building, a slightly modified version of Takoma Park Middle School, will have a steel frame and brick exterior.

It will reflect the neoclassical architecture found in Kentlands and Lakelands, Porter said.

But Richard Arkin, president of the Kentlands Citizens Assembly, said he did not feel that the architecture reflected the surrounding community.

"I would venture to say that this is not the Kentlands language that most of us speak," said Arkin, whose home on Selby Street would be within sight of the school.

"It is not really a handsome building and I think that is really of some concern because it is in such a prominent place in our city," he said.

Arkin also complained about the building's orientation and said that Monday's meeting was the first time community members have seen what the school will look like.

Lakelands and Kentlands residents would like to be involved in the "significant amount of work" needed on the plans, he said.

The city's Planning Commission will keep its public record on the school plans open through May 30, and will make its recommendation to the City Council on June 4. The City Council will keep its public record open through June 10.

Construction on the \$22.9 million building should begin in July and be completed in July 2005, in time for the 2005-2006 school year.

The school will sit on an 8-acre site adjacent the Lakelands Park. The City Council on Monday approved a \$2.1 million contract for HBW Group, Inc. of Rockville to begin construction on the park this fall.

Located on Main Street, the 11.5-acre park should open for use next spring with lighted baseball and soccer fields, an irrigation system, out-buildings and playgrounds.

The school would share the fields with the park, which was originally planned for 20 acres of the city-owned land and was to include the Lakelands Recreation Center. The park size shrank after the county schools negotiated with the city to dedicate some of the land for the middle school.

TAKOMA PARK MIDDLE SCHOOL  
7611 PINEY BRANCH ROAD  
SILVER SPRING, MARYLAND

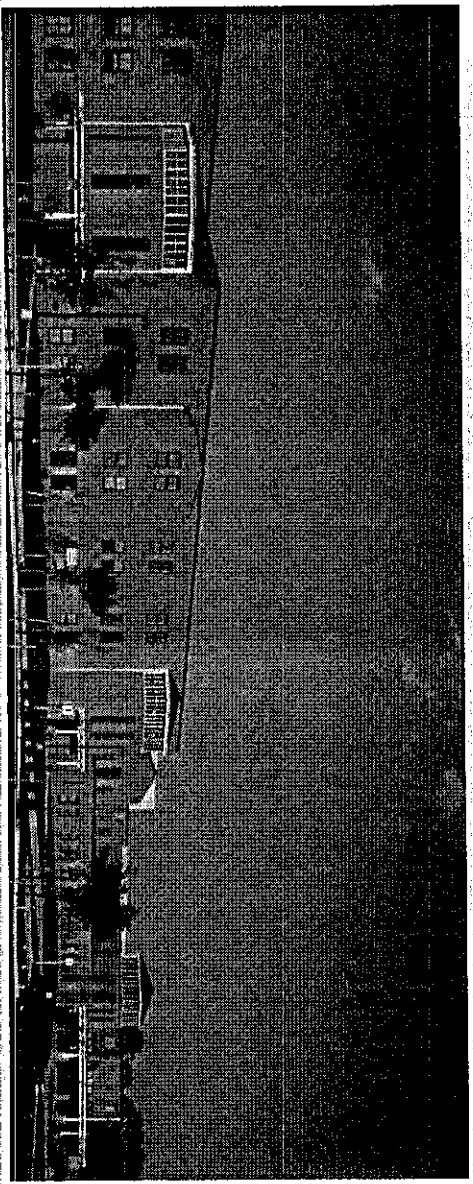
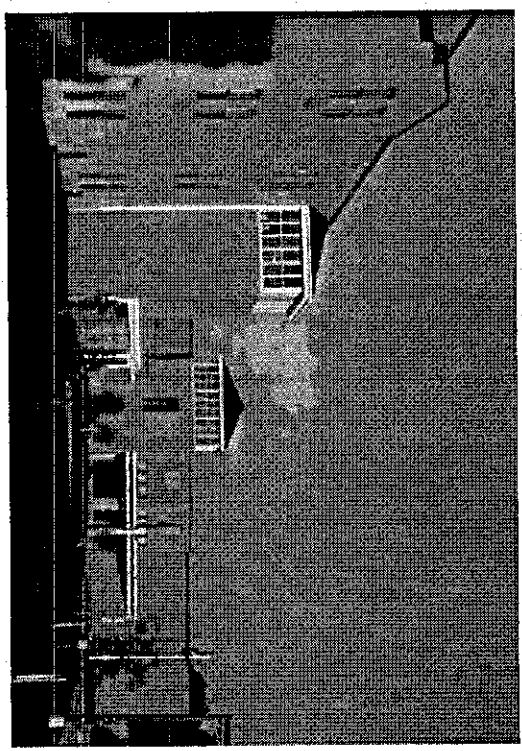
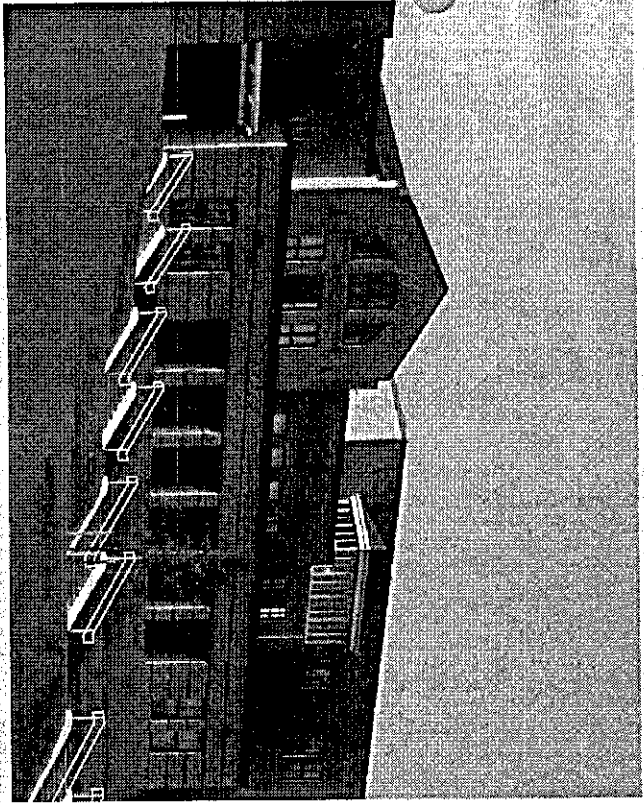
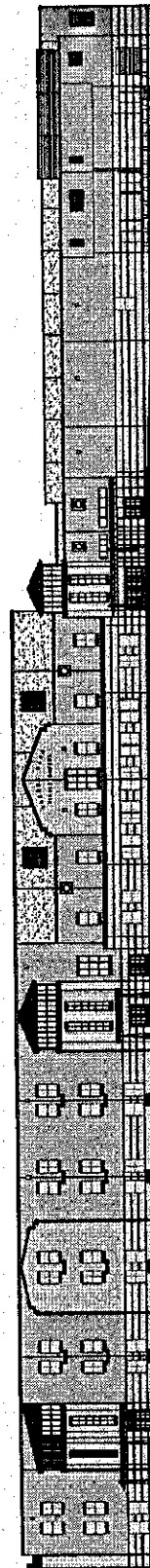
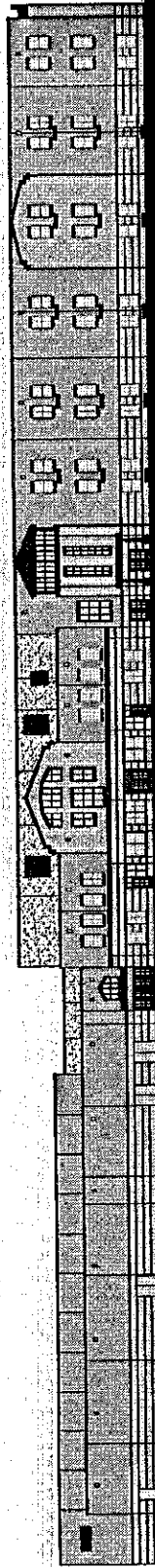


Exhibit  
28  
SDP-03-002  
PENGAD-Bygone, M. J.

TAKOMA PARK MIDDLE SCHOOL  
7611 PINEY BRANCH ROAD  
SILVER SPRING, MARYLAND



**Council Member Schlichting**

Commended City Manager Humpton and staff on the City's budget process.

**Mayor Katz**

1. Requested the following motion:

Motion was made by Council Member Edens, seconded by Council Member Marraffa, that the City Council conducts an executive session on May 19, 2003, following the City Council meeting to discuss a legal matter.

Vote: 4-0

2. Congratulated Jimmy Frazier-Bey, LaMont Lawson and Linda Morganstein on receiving the Service Club Award from local service clubs of Gaithersburg for their dedicated and continued service to the community through their service to the Wells/Robertson House. Mayor Katz also congratulated Mr. Frazier-Bey for being awarded the Maryland Municipal League Employee of the Year.
3. Reported the City held a dinner meeting with the City of Rockville's elected officials to discuss issues of interest and thanked them for the partnership.
4. Announced the City will not conduct an additional budget work session on Tuesday, May 20, 2003.
5. Announced the City will conduct a work session on Tuesday, May 27, 2003, to discuss SDP-03-003, Schematic Development Plan for MedImmune, Phase II and III, in the Quince Orchard Park Development.

**VII. PUBLIC HEARING**

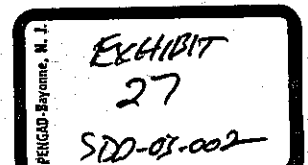
**JOINT – SDP-03-002, Request to Amend the Approved Schematic Development Plan SDP-L6 From City of Gaithersburg City Park to Montgomery County Public Schools, School Site in Accordance With §24-160D.11 and §24-198(c) of the City Code. The Subject Property is Located at 1200 Main Street, Lakelands, Parcel 512 and a Portion of Parcel P455 and is Bordered by Main Street and Bright Meadow Lane. The Subject Property Consists of Approximately 8.11 Acres of Land and is Zoned MXD (Mixed Use Development)**

Planner Janousek stated the above hearing was advertised on April 30 and May 7, 2003 in the *Gaithersburg Gazette*. He stated the amendment proposes a middle school with 48 teaching spaces, and introduced Steve Reeves from Montgomery County Public Schools.

*Steven Reeves, Montgomery County Public School (MCPS), Project Manager, Division of Construction*, introduced his design team to review the site plan and building proposed for the Lakelands area.

*Shawn Bejaminson, P.E. Adtek Engineers, Inc.*, reviewed the site plan and access roads to the school. He stated that the site will be serviced by tennis courts and basketball courts and the fields will be serviced by the existing park.

*Don Porter, R.A., Grimm + Parker Architects*, stated the building is a three-story facility, pointing out the academic wing, administration area, public spaces, bus loop and the parent drop off area. Mr. Porter also pointed out the cafeteria and gymnasium with access to the fields and back access to the paved play areas. He mentioned that the elevations of the facility are developed in the language of the Kentlands area with more of a neo-classical motif.



Speaker from the public:

*Richard Arkin, 121 Selby Street*, disagreed with the applicant regarding the facility being done in the language of the Kentlands area. He stated that the community has not seen the plan or been advised of any community meetings. He expressed concern with the elevations of the facility in a prominent site of the City. He asked that more attention be spent on exterior details. He also asked that the community, both the Lakelands and Kentlands be involved in the planning process.

There were no other speakers from the public.

Motion was made by Commissioner Bauer, seconded by Commissioner Winborne, that the Planning Commission record on SDP-03-002, be held open for ten (10) days.

Vote: 4-0

Motion was made by Council Member Somerset, seconded by Council Member Schlichting, that the City Council record on SDP-03-002, be held open for twenty-two (22) days.

Vote: 4-0

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RECESSED THE MAYOR AND COUNCIL MEETING AT 7:59 P.M.  
FOR A HISTORIC DISTRICT COMMISSION MEETING AND RECONVENED AT 8:13 P.M.

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#### **VIII. ORDINANCES, RESOLUTIONS, AND REGULATIONS**

1. **SDP-03-001 - Resolution Approving Schematic Development Plan (SDP7-1) From a Two-Story 16,000 Square Feet Office Building to a Three-Story 27,800 Square Feet Office/Retail/Restaurant Mixed-Use Building Per SDP-03-001 in Accordance With §24-160D.11 and §24-198(c) of the City Code. The Subject Property is Located at 500 Main Street, Lakelands, Parcel A, Block Q, Approximately 0.67 Acres of Land and is Zoned MXD (Mixed Use Development)**

The City Council deferred voting on the above resolution due to parking concerns and the receipt of material, gave guidance to staff, and asked for a work session to be schedule.

2. **Resolution Approving a Waiver Sewer Connection and Stormwater Management Stormceptor Structure at Asbury Methodist Village**

Environmental Specialist Shingara gave an overview and oriented the Mayor and City Council with the site. Ms. Shingara stated the applicant is requesting a waiver for their Parkview Renovation and Addition which includes the following: construct a 4" underground sewer pipe along side the existing paved parking lot to connect to an existing manhole in the stream buffer; and to replace approximately 30 feet of existing storm pipe with a Stormceptor water quality inlet structure. Staff had determined that the circumstances warrant a waiver because the public interest benefits outweigh the risks to the environment and the proposed mitigation measures will outweigh the disturbance to the stream valley buffer. Staff recommends approval with the following three conditions: 1) Grading and other disturbances to the stream valley buffer shall be limited to the minimum necessary for construction and equipment operations; 2) Upon completion of construction, all disturbed areas shall be properly stabilized as soon as practicable and the stream buffer shall be returned as nearly as possible to natural conditions; and 3) In order to compensate for the disturbance within the buffer, the applicant will provide additional reforestation at a ratio 2:1 for the stream valley buffer area disturbed by the stormwater



TRANSCRIPT OF  
JOINT PUBLIC HEARING

ON

**SDP-03-002**

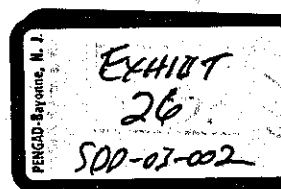
**Application Requests Amendment to the Approved Schematic Development Plan (SDP-L6) From the City of Gaithersburg City Park to Montgomery County Public School Site in Accordance With §24-160D.11 and §24-198(c) of the City Code. The Subject Property is Located at 1200 Main Street, Lakelands, Parcel 512 and a Portion of Parcel P455 and is Bordered by Main Street and Bright Meadow Lane. The Subject Property Consists of Approximately 8.11 Acres of Land and is Zoned MXD (Mixed Use Development)**

BEFORE THE  
CITY OF GAITHERSBURG  
MAYOR AND CITY COUNCIL  
AND  
PLANNING COMMISSION

ON

May 19, 2003

Transcribed by  
Doris R. Stokes  
May, 2003



PARTICIPANTS

CITY COUNCIL

Mayor Katz  
Council Vice President Edens  
Council Member Alster  
Council Member Marraffa  
Council Member Schilchting  
Council Member Somerset

PLANNING COMMISSION

Chair Keller  
Vice Chair Bauer  
Commissioner Levy  
Commissioner Winborne

(Absent: Commissioner Hicks)

CITY MANAGER

David B. Humpton

CITY ATTORNEY

Stanley D. Abrams

STAFF

Long Range Planner Janousek

PUBLIC SPEAKERS

Steven Reeves, Montgomery County Public School (MCPS),  
Project Manager, Division of Construction  
Shawn Bejaminson, P.E. Adtek Engineers, Inc.  
Don Porter, R.A., Grimm + Parker Architects  
Richard Arkin, 121 Selby Road

Katz

The next item that we have is a joint public hearing and I would like to invite the Planning Commission to please come forward and join us. Tonight we have one topic and that's on SDP-03-002, which is an amendment to SDP-L6. If that doesn't sound government, I don't know what does. It from the City of Gaithersburg City Park from the City of Gaithersburg City Park to Montgomery County Public School Site and it is what we call Lakelands Middle and the school system has not yet determined what they will call it. And I guess Dan Janousek is going to be discussing it.

Janousek

Thank you Mr. Mayor, City Council, and Planning Commission. This is a public hearing on Schematic Development Plan 03-002. This hearing was advertised on April 30 and May 7, 2003 in the *Gaithersburg Gazette*. At the present time, there are 17 exhibits in the record file. They are referenced as exhibit list in the file. The individual exhibits may be reviewed during the course of the meeting or in the Planning and Code Administration Office during regular business hours at City Hall. Any objection to the receipt of any exhibit should be noted prior to the closing of the record; otherwise they will be deemed received in evidence. The land use on this two parcels in question tonight, were originally approved as a 20 acre City park with a recreational facility. This amendment proposes a middle school with 48 teaching spaces. Steve Reeves from Montgomery County Public Schools is here. He is the engineer and project manager. Shawn Benjaminson from Adtek Engineering. The actual site plan engineer is as well and I see representatives from Grimm + Parker Architects are here. I will turn it over to Steve Reeves from Montgomery County Public Schools.

Katz

Ok. Thank you very much.

Reeves Mr. Mayor and Council at this time I would like to bring up Shawn Benjaminson and Don Porter, my design team to show you the site plan and the building that we have envisioned for the Lakelands area.

Benjaminson Good evening, again this is the Lakelands elementary school, Quince Orchard Middle School number two. Middle schools, excuse me. The sites on the existing Lakelands development propose an 8-acre site with....

Katz Just let the cameraman catch up with you please.

Benjaminson This is Main Street right here, along with Bright Meadows Drive. We are proposing a bus loop right here to come in and out, in only with a large parking lot over here to serve as the site for the staff as well as the parent drop off right here. The topography slopes generally to this way as well as this way steeply to sides. Here is your, the proposed park that is going under construction. We have site sidewalks that will access the existing park. There is site access here to the streets as well as here to Pheasant street.

Katz If you can please, you are going a little to fast for the camera. Could you show it again where the site accesses are?

Benjaminson The site access is right here to the park, to the street as well as to Pheasant Street. The site will be serviced by tennis courts, basketball courts. The fields will be serviced by the existing park. To talk about the building here is Don Porter.

Katz Ok. Thank you very much.

Porter The building is a three-story facility. Academic wing here, more public spaces here with the administration over seeing the bus loop and the

parent drop off area. A gymnasium with access to the fields and back access to the paved play areas. A cafeteria, we tried to shield the delivery area as much as we possibly could. Obviously it is <sup>a</sup> <sup>u</sup> tied site for a school this size. We worked hard to maintain the access and reflect the access on the other end. There is a community center at the other end. And the elevations of the facility are developed in the language of the Kentlands area. It is more of a neo-classical motif.

Katz Can you pan in just a little tighter? You are in front of the exhibit. Can you take just one step back please, there we go.

Porter We propose a cornice its all in the Tuscan Order which is again representative of what is in the Kentlands community and somewhat in Lakelands not as much. It is brick block, standard construction. Three-story is the height is to the cornice to the top of the gravel stop is 45 feet. And that is it.

Katz Thank you.

Edens Where is the elevation that is on the access, is that north?

Porter North. This is the (inaudible) elevation. Unfortunately you can't, the way the school works; you want that administration and the main entrance to face the drop areas. That is the area of most concentration so there was sufficient site depth to orient the building facing Main Street and have the large paving surfaces that you will need to have all the drops.

Edens So which is the front of the building.

Porter The front entrance is here.

Edens So which elevation is that?

Porter        It's this elevation, east. This is the main entrance. This is the stair tower and secondary entrance.

Edens        So the west elevation is what you see from the park?

Porter        Yes and that will actually be the first thing that you will see as you drive into the community from that side.

Katz        Ok. Thank you. Any other questions? Do you have any other presentation? No. Ok. Thank you very much. This is a time that the Mayor and City Council and Planning Commission hear from anyone that would speak on this public hearing topic. We ask that you please keep your remarks to no more than three minutes and that any additional testimony that you might have can be submitted the City and will be a part of the record just as your oral testimony. Please state your name and address for the record. Do we have anyone who would like to come before us on this topic? Mr. Arkin please.

Arkin        Thank you Mr. Mayor and Members of the Council and Members, Mr. Vice Chairman and Chairman of the Commission, Madam Chairman, I'm sorry. I didn't see you over there. I'm Richard Arkin I live at 121 Selby Street which is at its closes point about 600 feet from the site as shown on their site plan, a little farther from the main building. But you can see this building from our bedroom windows. I am president of the Kentlands Citizens Assembly, but I am speaking tonight as an individual. I guess I was interested to hear the applicants say that this was done in the language of the Kentlands area. I would venture to say that this is not the Kentlands language that most of us speak. This is the first time that we have seen this. Although <sup>our</sup> community comes within a few 100 feet of this site, Montgomery County Public Schools never bothered to show it to us or advise us of any community meetings. Had they done so, hopefully, we

could have made some suggestions a little earlier in the process. This is not as ugly as the plan that is in the materials that are sitting outside in terms of the elevations. That was one that brought tears to ones eyes. But is not really a handsome building. And I think that is a matter of some concern because it is such a prominent site in our City. It's on Main Street, but it is oriented the wrong way. It is oriented to the backyard. It doesn't present on the access from the Lakelands Community Center the kind of dramatic appearance that I believe the Mayor and Council and the Planning Commission and the people in the neighborhoods wanted to see, wanted to have. There is detailing, considerably more detailing on the original drawing and that is part of the reason it why it is somewhat more attractive. But I think it is quite a stretch to call these details classical. And I would suggest with all due respect to Grimm + Parker that this still needs a considerable amount of work. And I would hope that as the process goes along, that some more attention can be given to the exterior detailing as well as to the way the interior looks. And I am sure the people who live in the community, both the Lakelands people that I have spoken with the Kentlands people that I know would love to be involved in the process. Thank you very much.

Katz            Thank you Mr. Arkin. Anyone else in the audience please? I'm not seeing any one, is that correct? It has been suggested that the Planning Commission hold record open for ten (10) days. What is the pleasure of the Planning Commission?

Keller            Do I have a motion?

Bauer            I make the motion that the Planning Commission hold their record open for ten (10) day until May 30, 2003.

Winborne        Second.

Keller All in favor?

Commission Ayes (4-0)

Keller Motion passes 4-0.

Katz Thank you. It's been suggested that the Mayor and Council hold their record open until June 4. No, the Planning Commission will make their recommendation to the Council on June 4 and that we hold our record open for twenty-two (22) days which will bring it to June 10, for policy discussion on June 16. What is the pleasure of the Council please?

Somerset I move to hold the record open on SDP-03-002 until June 10 or through June 10, 5 p.m.

Schlichting Seconded.

Katz It's been moved and seconded. All those in favor please say aye?

Council Ayes (5-0)

Katz Opposed? Carries unanimously as well. Thank you very much.

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END OF JOINT PUBLIC HEARING  
SDP-03-002



**Dan Janousek - Quince Orchard Middle School, SDP 03-002**

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**From:** "Sherille Ismail" <Sherille.Ismail@fcc.gov>  
**To:** <djanousek@ci.gaithersburg.md.us>  
**Date:** 05/29/2003 4:45 PM  
**Subject:** Quince Orchard Middle School, SDP 03-002

---

621 Bright Meadow Drive  
Gaithersburg, MD 20878  
May 29, 2003

Planning and Code Administration  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, MD 20877-2098

Re: Quince Orchard Middle School, SDP 03-002

ATT: Dan Janousek, AICP  
Sent by e-mail

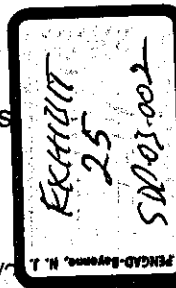
Dear Mr. Janousek:

As Lakelands residents, our family supports the construction of a new middle school in the Quince Orchard cluster. We applaud the City Council for several steps it has taken over the past few years to bring this project closer to fruition. We would like, however, to urge the Planning Commission to carefully review the design submitted by MCPS. The present design is generally good but could be improved in several respects. The major concern is traffic flow and parking. There are also concerns regarding building design and landscaping.

As a preliminary matter, we note that several of the streets surrounding the proposed new school are narrower than similar streets at other area schools, such as Rachel Carson, Dufief, and Ridgeview. In addition, to our knowledge, there is no other school with a bus loop that requires buses to exit in the middle of the block and make a left turn (i.e., go against the traffic flow). Also, according to the planning staff in the MCPS Department of Planning and Capital Programming, rough estimates are that two-thirds of the expected students at QOMS will be bused, with the result that bus traffic is sure to be heavy. Taken together, the likely result is not a model of good planning if buses, cars, and students walking to school converge in a narrow area at the same time. Fortunately, we believe these are problems that can be resolved without changing the fundamental design plan.

Accordingly, we urge the Planning Commission to take the following steps:

1. Require MCPS to control traffic flow during the morning and afternoon peak usage hours. This is critically necessary in the areas near the bus loop and entrance to the parking lot.



2. Modify the building's north side (i.e., on Main Street) to give it a more definitive focal point (which is lacking in the current design) and establish an entrance to the building for walking students and students being dropped off by car. The preferable solution would be to create access to the building at that point but an alternative is to create a walkway from Main Street to the building. Either solution would reduce the need to drive to the drop off point in the parking lot or to enter the building near the bus loop.
3. Remove the sidewalk access from Bright Meadow Drive to the front of the school that requires students to cross the bus loop. This is a safety issue. There is sufficient sidewalk access from other points. Having access at this point would only encourage car drop offs in the middle of the block at the point where buses are turning around.
4. Require "speed bumps" on Bright Meadow between Leaning Oak and Rockborn. This condition is in the current plan and should be retained and made more specific.
5. Restrict parking on the surrounding streets, except for residents. A major concern is that the plan submitted by MCPS calls for 90 or so cars to park on the streets outside the school. MCPS says 180 parking spaces are required but the plan only provides for 90 spaces in the parking lot. Are teachers and staff going to be routinely required to take up residential parking spaces? These limits must be adopted to permit residents to continue exercising their parking privileges.
6. Improve the landscaping in front of the bus loop. Some good landscaping ideas have been included in the design but more attention is needed to this. For instance, evergreens should be planted not only around the tennis courts and the rear of the facility but also on the streets in front of the bus loops. This is an opportunity for the QOMS design to be a vast improvement over the landscaping at other area schools, which are usually quite dull and unimaginative. A special effort is needed here because so much effort has gone into trying to integrate the school into the surrounding Lakelands community.

In closing, we would like to acknowledge that MCPS and the City of Gaithersburg's Planning and Code staff have been extremely helpful in responding to our inquiries and in assisting us to develop constructive suggestions for improving the design for the proposed middle school. We believe that these changes we suggest are achievable without any fundamental redesign. We strongly urge you to adopt them as conditions for approving the design submitted by MCPS.

Sincerely

Sherille Ismail

## DUANY PLATER-ZYBERK &amp; COMPANY

ARCHITECTS AND TOWN PLANNERS

## DESIGN REVIEW FOR Lakelands' Middle School

May 28, 2003

Jennifer Russel, Director of Planning and Code Enforcement  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, MD 20877-2098

Ms. Russel:

Grimm and Parker have submitted the following documents for review for compliance with the intentions of the Kentlands Code (the Urban and Architectural Standards):

1. Site plan
2. Floor plan
3. Elevation

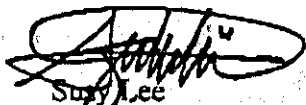
Pursuant to May 14<sup>th</sup> meeting, Grimm and Parker have agreed to study to the following issues:

1. The North elevation:
  - Adding engaged columns and clock to the tower, which terminates the vista down Main Street.
  - Adding windows on the blank wall.
  - Revising landscape, to frame the tower.
2. The East elevation:
  - Revising the entrance portico to a pediment to emphasize the entrance on the covered walkway.
  - Adding engaged columns to the entrance tower.
  - The central pediment structure: the brick columns should turn the corner; removing the windows above the brick columns and extend the brick to the pediment. This will help the appearance of a solid structure supporting the pediment. As its shown, the windows are sustaining the pediment. This applies to the same element on the West Elevation.

These changes have yet to be re-submitted to our office. The applicant should continually work with our office to improve the architecture for the proposed Middle School.

Any changes to the submitted drawings must be submitted for approval. If you have any questions or require clarification of this decision, please contact this office.

Sincerely,



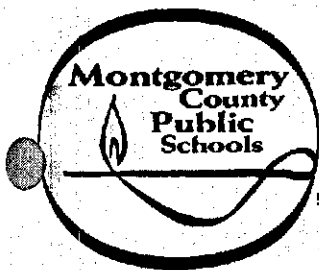
Stacy Lee  
Kentlands Town Architect's Office

P:\9605 Lakelands\Middle School\TAO letter.doc

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24  
EXHIBIT  
#24  
SPD-03-002



## DIVISION OF CONSTRUCTION

Festival Center, 283 Muddy Branch Rd, Gaithersburg, MD 20878 - (301) 548-7490 (301) 548-7274 Fax

October 9, 2002

### MEMORANDUM

To: «FirstName» «LastName»  
Or Current Resident  
«Address1»  
«City» «State» «PostalCode»

From: Steven R. Reeves, P.E., Project Manager

Subject: Quince Orchard Middle School #2

Montgomery County Public Schools (MCPS) has begun the design process for Quince Orchard Middle School #2 to be located on Main Street at Bright Meadow Lane. This letter is to inform you of an upcoming project status meeting and presentation of the project design. In addition, the City of Gaithersburg's Director of Parks, Recreation and Culture, Michele McGleish, will provide an overview of the Lakelands Park property and construction schedule.

We would like to extend an invitation to you to attend this informational meeting. The meeting is scheduled for October 23, 2002 at 7:00 p.m. at the Lakelands Club House, Gaithersburg, Maryland 20877. Since meeting dates and times may be revised, please confirm the meeting schedule prior to your attendance.

Should you have any questions or need additional information, please contact me at (301) 548-7541 or email me at [steven\\_r\\_reeves@fc.mcps.k12.md.us](mailto:steven_r_reeves@fc.mcps.k12.md.us).

Respectfully,

Steven R. Reeves, P.E.  
Project Manager  
Division of Construction

SRR:sd

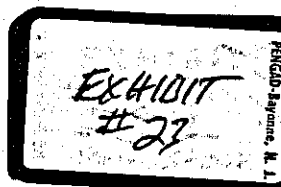
Copy to:

Mr. Lavorgna  
Ms. Karamihas  
Mr. Burke  
Mr. Shpur  
Mr. Thomas  
Ms. McGleish

Ms. Russell  
Mr. Apenzeller  
Mr. Spelling  
Mr. Arnoult  
Mr. Huppton

Mr. Eckert  
Ms. Levine  
Ms. Bivans  
Ms. Cochrane  
Mr. Cross

Ms. DeNino  
Ms. DiTommaso  
Mr. Mulhern  
Mr. Soter  
Ms. Wills



FirstName	LastName	Address1	City	State	PostalCode
✓ Gaithersburg Comm Assoc, LLC	c/o Natelli Communities	806 W Diamond Ave, Suite 300	Gaithersburg	MD	20878
Hussain Fakhruddin &	Amera Shabbir	1261 Main Street	Gaithersburg	MD	20878
G Max & Patricia V	Fratoddi	1227 Main Street	Gaithersburg	MD	20878
James Ireland &	Michele Cargill	1231 Main Street	Gaithersburg	MD	20878
Ross S & Meredith A	Switkes	1235 Main Street	Gaithersburg	MD	20878
Brian & Michele	Frick	1211 Main Street	Gaithersburg	MD	20878-5583
Shashank & Dipti	Kalra	1207 Main Street	Gaithersburg	MD	20878-1415
Ronne J	Gordon	1136 Main Street	Gaithersburg	MD	20878-5581
Michael D & Erin M	Pickett, Jr.	1131 Main Street	Gaithersburg	MD	20878
Robert S & Judith R	Fennimore	1128 Main Street	Gaithersburg	MD	20878-5581
Thomas J & Cynthia L	Kelly	1127 Main Street	Gaithersburg	MD	20878-5582
Ramzy & Irene H	Sayegh	1124 Main Street	Gaithersburg	MD	20878-5581
Nathan A & Cristina V	Farr	1120 Main Street	Gaithersburg	MD	20878-5581
Jennifer L Vedral-Baron &	John D Baron	1116 Main Street	Gaithersburg	MD	20878-5581
Bradley S	Cohen, et al	1112 Main Street	Gaithersburg	MD	20878-5581
Walter D & Binnie J	Spiegel	1108 Main Street	Gaithersburg	MD	20878-5581
Paula K	Copeland	1107 Main Street	Gaithersburg	MD	20878-5582
Terence E	Kaden, et al	1104 Main Street	Gaithersburg	MD	20878-5581
Sok yol & In Soon	Ko	1103 Main Street	Gaithersburg	MD	20878-5582
Shawn E & Karen G	Hickey	628 Bright Meadow Mews	Gaithersburg	MD	20878-3228

FirstName	LastName	Address1	City	State	PostalCode
Daniel & Melissa	Galkin	701 Bright Meadow Drive	Gaithersburg	MD	20878-3226
William	Kwok	705 Bright Meadow Drive	Gaithersburg	MD	20878-3226
Michael H & Sherry R	Fox	709 Bright Meadow Drive	Gaithersburg	MD	20878-3226
Christopher N & Megan G	Kelley	713 Bright Meadow Drive	Gaithersburg	MD	20878-3226
Manash & Nandita	Bagcht	717 Bright Meadow Drive	Gaithersburg	MD	20878-3226
Jose A & Ximena E	Valdez	625 Bright Meadow Drive	Gaithersburg	MD	20878-3220
Steve S & Lana Y	Kong	617 Bright Meadow Drive	Gaithersburg	MD	20878
Robert J & Connie L	Ingalls	613 Bright Meadow Drive	Gaithersburg	MD	20878
Stephen C & Christine L	Troffkin	609 Bright Meadow Drive	Gaithersburg	MD	20878
David J & Amanda	Dantus	601 Bright Meadow Drive	Gaithersburg	MD	20878-3220
Jerome L & Arlene S	Klein	901	Gaithersburg	MD	20878-2197
Jonathan E & Matalie B	Baniak	611 Pheasant Street	Gaithersburg	MD	20878-3205
Jack & Laura	Griffith	615 Pheasant Street	Gaithersburg	MD	20878-3205
Edison Tech LLC, et al	c/o Finmarc Management, Inc.	4733 Bethesda Ave., Suite 500	Bethesda	MD	20814-5297
Nicholas P Howey &	Mary E Nester- Howey	1335 Main Street	Gaithersburg	MD	20878-1415

FirstName	LastName	Address1	City	State	PostalCode
Rachel M	Hopp	1371 Main Street	Gaithersburg	MD	20878-6508
Joseph M & Judith L	Mills	549 Sheila Street	Gaithersburg	MD	20878
Richard A	Bowie	545 Sheila Street	Gaithersburg	MD	20878
✓ Mr. Richard Arkin	President	121 Selby Street	Gaithersburg	MD	20878
Mr. Clyde Horton	Vice Chairman	111 Thaxton Street	Gaithersburg	MD	20878
Ms. Barbara Moidel	Chair	408 Ridgepoint Place, #16	Gaithersburg	MD	20878
Mr. Michael Janus	Chair	211 Chestertown Street	Gaithersburg	MD	20878
Mr. Richard	Nakels	152 Little Quarry Road	Gaithersburg	MD	20878
✓ Ms. Diane Dorney,	Board Member	209 Holmard Street	Gaithersburg	MD	20878

## COMMUNICATION: PLANNING COMMISSION

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**MEMORANDUM TO:** Planning Commission

**FROM:** Daniel Janousek, AICP

**DATE:** May 29, 2003

**SUBJECT:** SDP-03-002 - Application request for an Amendment to Schematic Development Plan SDP-L6 from City of Gaithersburg Park to Montgomery County Public Schools School Site in accordance with Section 24-160D.11 and Section 24-198 (c) of the City Code. The subject property is located at 1200 Main Street, Lakelands, Parcel 512 and a portion of Parcel P455 and is bordered by Main Street and Bright Meadow Lane. The subject property consists of approximately 8.11 acres of land and is zoned MXD (Mixed Use Development).

**APPLICANT:**

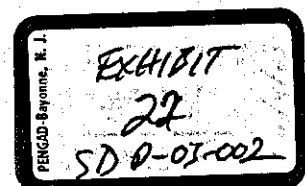
Steve Reeves, Montgomery County Public Schools  
283 Muddy Branch Road  
Gaithersburg, MD 20878

**OWNER:**

Montgomery County Public Schools  
283 Muddy Branch Road  
Gaithersburg, MD 20878

**REQUEST:**

The applicant, Montgomery County Public Schools requests to modify SDP-L6 (approved August 7, 2000) by changing the approved land use from City of Gaithersburg Park to a Montgomery County Public Schools Middle School Site. The amendment proposes a 148,145 square foot school building with associated recreational facilities.





## **LOCATION:**

The subject property is located at 1200 Main Street, Lakelands, Parcel 512 and a portion of Parcel P455 and is bordered by Main Street and Bright Meadow Lane. The subject property consists of approximately 8.11 acres of land and is zoned MXD (Mixed Use Development). The subject property is part of the final development phase of the Lakelands subdivision.

The property has an institutional land use designation.

## **TAX MAP REFERENCE:**

Tax Map: Part of Tax Map FS12 Parcel 455 and all of Tax Map FS12 Parcel 512  
Tax ID Number: 03398780

## **BACKGROUND:**

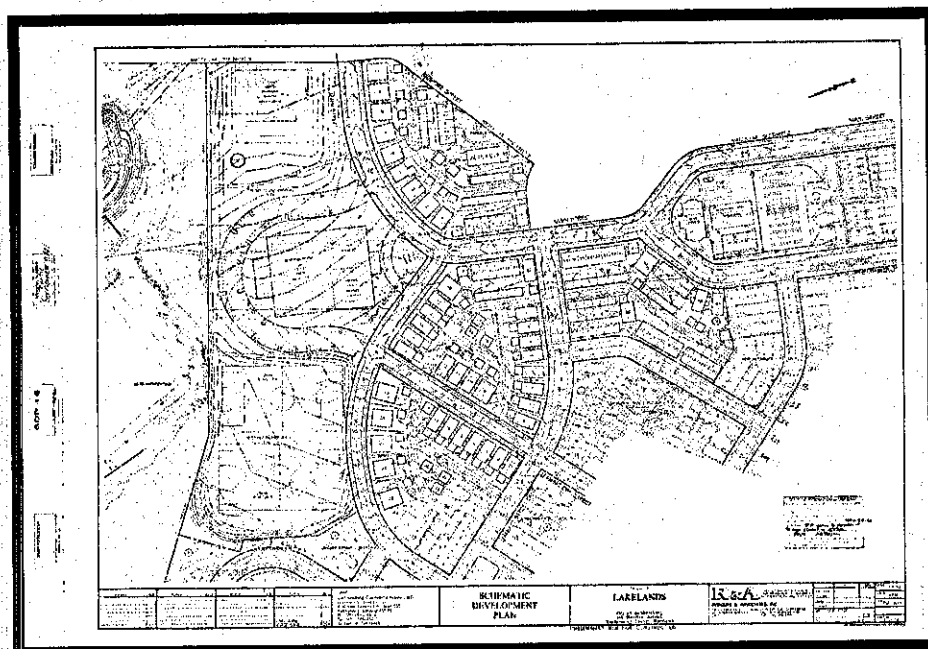
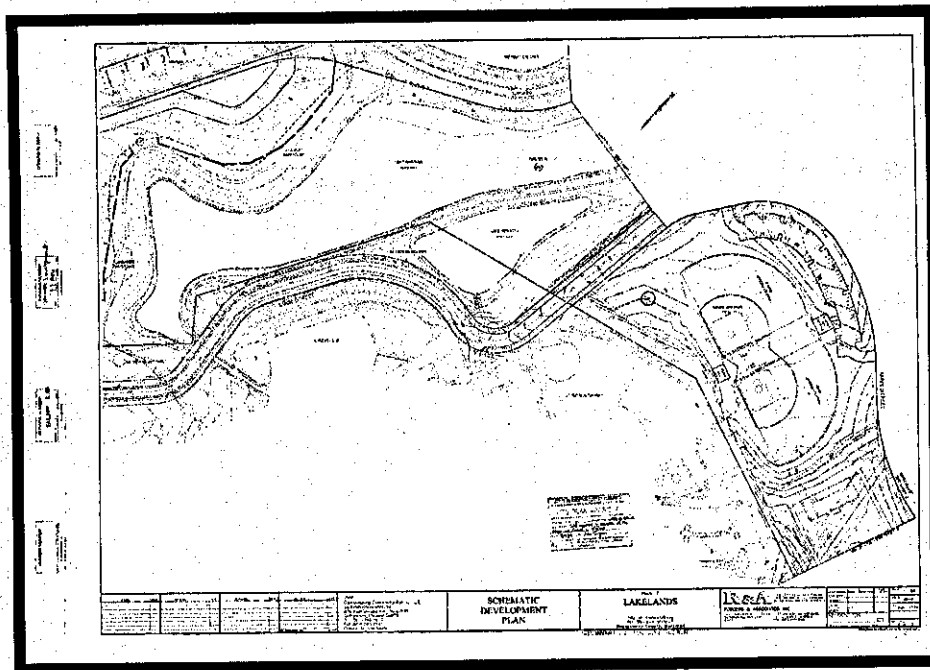
This SDP amendment submission is a conditional requirement of an agreement dated July 16, 2001 between The Board of Education of Montgomery County and the City of Gaithersburg.

In August of 2000, the Mayor and City Council adopted Resolution No. R-61-00 approving Schematic Development Plan SDP-L6, identified as Lakelands Subdivision Phase Two. SDP-L6 included single family detached dwelling units, townhouses, cottage units and a religious facility. SDP-L6 also included a 20 acre City park with a community recreation center comprised of a clubhouse, park, gym, and in-door aquatic center.

On October 17, 2000, the Superintendent of Schools for Montgomery County received a report from a Site Selection Advisory Committee that recommended two sites for a new middle school. One of the sites is located in Lakelands and is the subject of this SDP amendment.

Subsequent to the Site Selection Committee recommendation, The Board of Education of Montgomery County requested that the City provide a school site on a portion of the Lakelands Park property owned by the City. An agreement was made on July 16, 2001 between The Board of Education of Montgomery County and the City of Gaithersburg for the purchase of land by the Board. The agreement stipulated that an amended Schematic Development Plan was to be filed with the City for a new middle school site. The agreement also outlines general criteria for joint use of the City's ball fields (in the Lakelands Park), that need to be finalized prior to the issuance of occupancy permits. There are several other items in the agreement pertaining to the coordination of rough grading, use of the school gymnasium and summer camps (see Joint Exhibit #7).

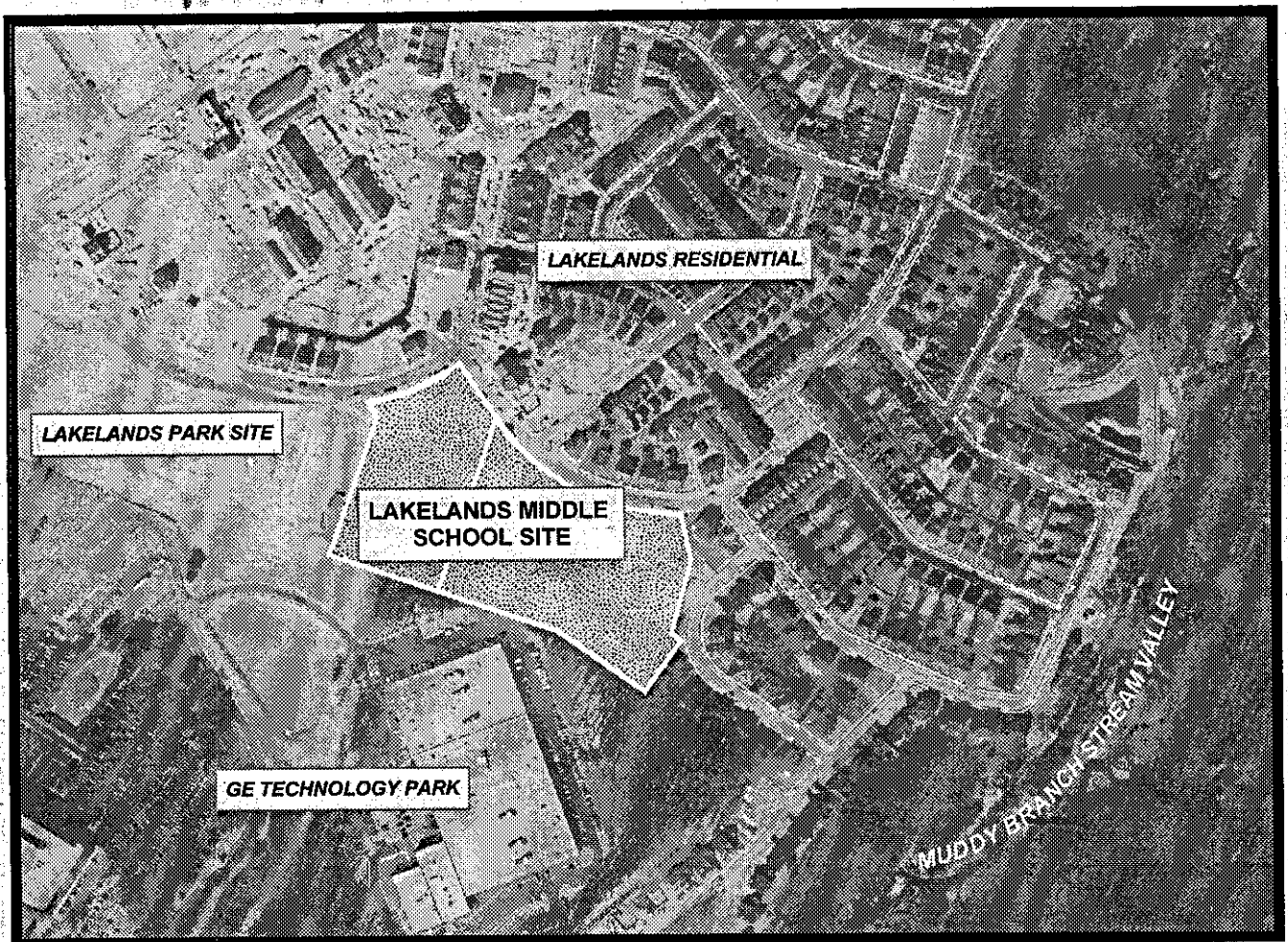
The applicant filed SDP-03-002 with the Planning and Code Administration on April 11, 2003. A joint public hearing was held by the Mayor and City Council and the Planning Commission on May 19, 2003. The Planning Commission held the record open for 10 days, to close on May 30, with a recommendation scheduled to be made to the City Council at the Commission's June 4, 2003, meeting. The City Council will hold their record open for 22 days, to close on June 10, and the City Council will schedule a policy discussion for this application for May 5, 2003.



### EXISTING LAND PHYSICAL CHARACTERISTICS:

The property is currently undeveloped and void of trees or other significant vegetation besides some tall grasses. To the north is Lakelands residential units. To the rear (south) of the property is General Electric Technology Park. To the west is land dedicated for the approved City of Gaithersburg Lakelands Park, and to the east are Lakelands residential units and the Muddy Branch Stream Valley.

*2002 Photograph*



The site has been graded in accordance with the sediment and preliminary grading plans approved for the property. It is expected that the property will undergo additional grading to raise the proposed grades near the tennis courts and result in a flatter site.

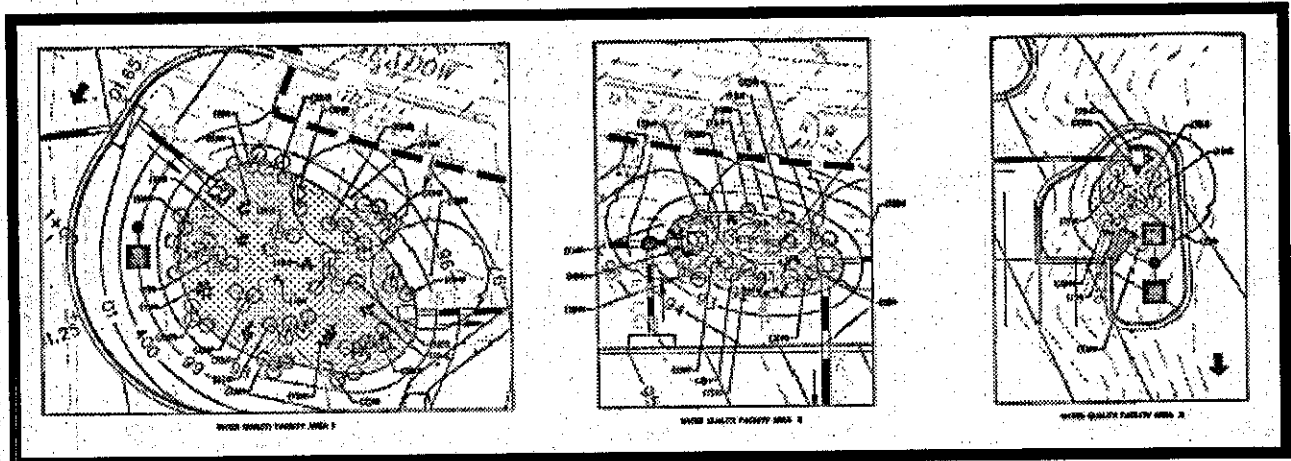
## PROPOSED USE:

### Vehicular, Pedestrian and Bicycle Circulation/Connections and Parking

Internal circulation for school buses has been separated from automobiles and service vehicles. The plan proposes several walking and biking connections to existing and planned pathways along Main Street and planned pathways within the adjacent Lakeland Park site. The site plan includes 91 parking spaces. The City requires one parking space per employee for the school, but it has not yet been determined how many employees the school will employ.

### Stormwater Management

The stormwater management plan and storm drain plan include two water quality pre-treatment (bio-retention) areas located along the front of the property along Main Street. Stormwater is expected to be routed to Lake Edison with some compensatory stormwater management storage in Lake Placid. MCPS is expected to contribute approximately \$210,000 to the cost of modifying lake Placid in order to accommodate stormwater from the school site.



SDP-03-002 Bio-retention Area Plan

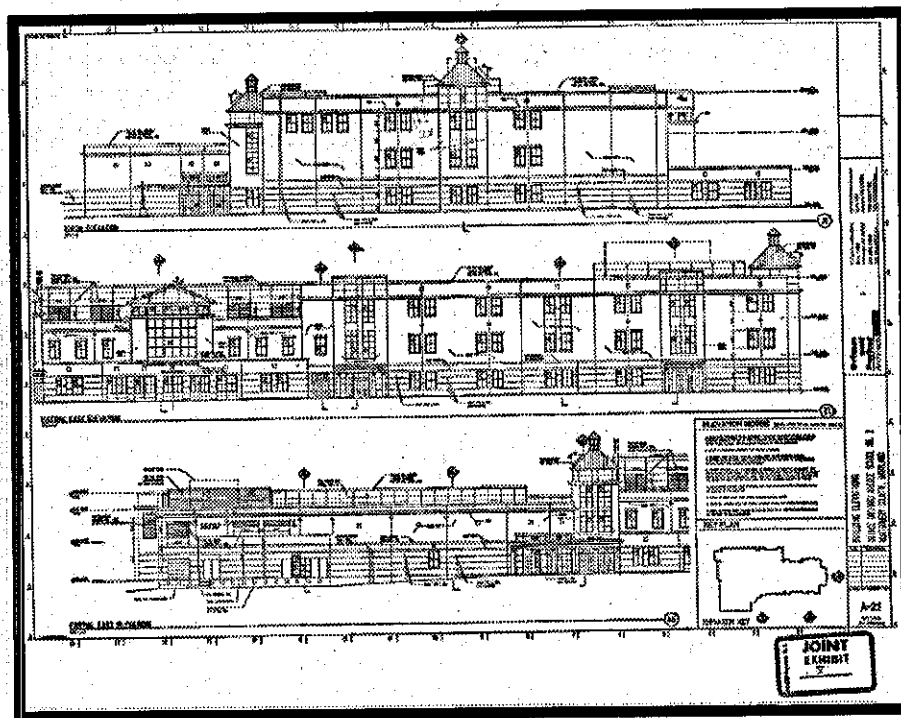
## Architecture

The proposed building's basic form is the same as other planned and constructed middle schools within the Montgomery County Public School system. The architecture was modified to be compatible with architectural styles found in Kentlands and Lakelands. Based on City Staff meetings with the architects, it should be noted that the architects completed an exhaustive review of existing and planned architecture in Kentlands and Lakelands.

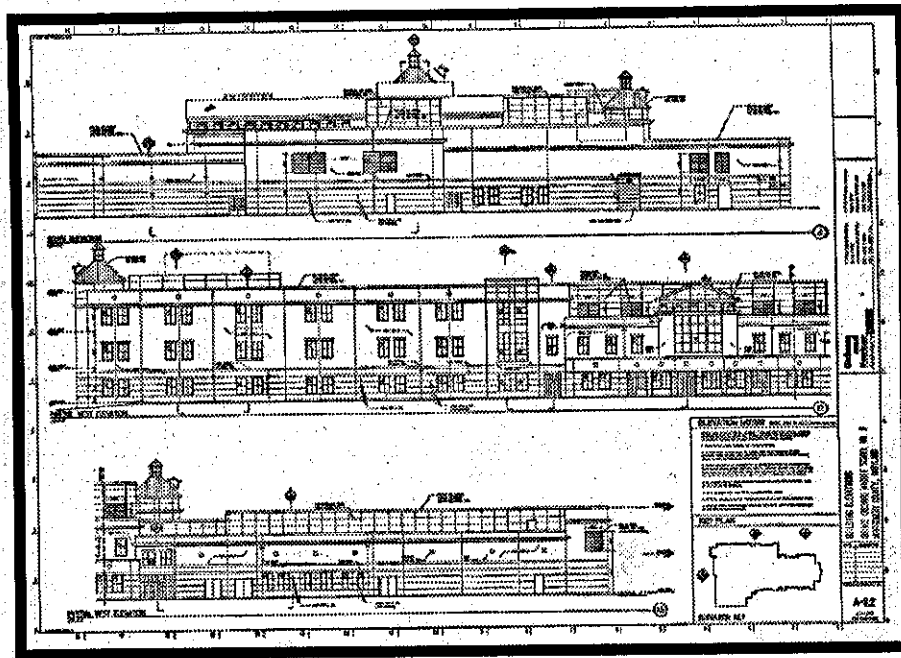
The building is red brick with pre-fabricated metal cornices. The towers are brick on the lower portion and pre-fabricated white metal panels on the upper portion with standing seam metal roofing.

Windows are spaced both for functional classroom needs and aesthetic considerations. The classroom functional considerations do add some constraints to both window and tower placement and tower size (height and width).

Other elevation elements include brick and cast stone courses, and louvers for ventilation. A canopy (not shown on drawings) will hang over the main entrance on the east elevation, and a large portico on the east elevation identifies the main entrance side of the building.



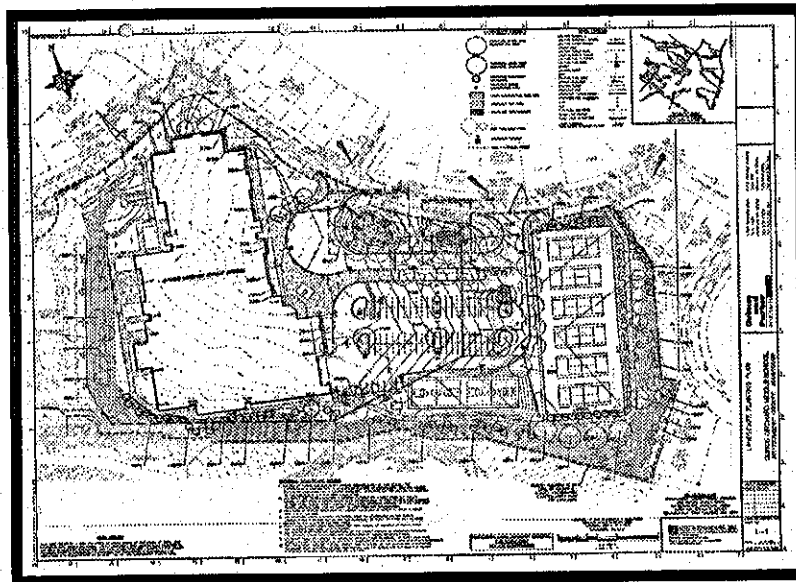
SDP-03-002 Elevations - A2.1



SDP-03-002 Elevations - A2.2

### Landscape Features

The plan includes a complete landscape plan. Starting on the north side, landscaped areas include trees on the north elevation. Trees along the bus drop off area are included as part of the stormwater bio-retention pre-treatment facilities – see stormwater management. On the east elevation there is a significant amount of buffer plant material planned for the tennis courts including evergreens and shade trees. The north side will have an evergreen buffer with large shade trees and shade trees also adorn the parking lot area. On site landscaping will be complimented by a streetscape that is planned for Main Street.



SDP-03-002 Landscape Plan

## **REQUIRED FINDINGS:**

### **DIVISION 19. MXD ZONE, MIXED USE DEVELOPMENT**

\* \* \*

#### **Sec. 24-160D.10. Findings required.**

- (b) The city council shall approve a schematic development plan only upon the finding that:
- (1) The plan is substantially in accord with the approved sketch plan; and
  - (2) The plan meets or accomplishes the purposes, objectives and minimum standards and requirements of the zone; and
  - (3) The plan is in accord with the area master plan and any accompanying special condition or requirements contained in said master plan for the area under consideration; and
  - (4) The plan will be internally and eternally compatible and harmonious with existing and planned land uses in the MXD zoned area and adjacent areas; and
  - (5) That existing or planned public facilities are adequate to service the proposed development contained in the plan; and
  - (6) That the development staging or phasing program is adequate in relation to the provision of public facilities and private amenities to service the proposed development; and
  - (7) That the plan, if approved, would be in the public interest.

## **STAFF RECOMMENDATION:**

Staff finds that the application complies with the requirements of the MXD Zone, Division 19 of the City Zoning Ordinance. It is in the public interest to complete this much needed middle school, and it appears that all of the city requirements for the school development plan can be met.

Staff recommends that the Planning Commission recommend APPROVAL OF SDP-03-002, an amendment to SDP-L6, to the Mayor and City Council, as it complies with Section 24-160D.10 (b) of the Zoning Ordinance, with the following conditions:

- 1) Final elevations to be approved by the Planning Commission;
- 2) The plan must comply with the agreement between The Board of Education of Montgomery County and the City of Gaithersburg, July 16, 2001.
- 3) The landscape plan is to be further refined by the applicant to improve the visual appearance of the site from Main Street.

- 4) Applicant to indicate the number of employees for the school during final site plan submission.
- 5) The applicant is develop a traffic safety plan to be submitted to DPWPME.
- 6) The plan is to be reviewed by the Kentlands Community Association and the Lakelands Community Association prior to submission of a Final Site Plan.